

CHAPTER III: HOUSING AND NEIGHBORHOODS



Single-family home in the Planning Area



Single-family home in the Planning Area

This chapter contains goals and objectives related to improving the community's housing conditions. Emphasis is placed on maintaining and improving existing housing stock, while creating new housing stock, and improving the appearance of neighborhoods.

Goal 5: Housing

Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area

Objective 5.1: Housing Quality and Quantity

Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock

Action Steps:

5.1.1 Encourage renovations and upgrades of private property that add value and improve the aesthetics of the neighborhood

- Coordinate with the City of San Antonio (COSA) Planning Department and/or the Bexar County Appraisal District (BCAD) to create a map of the “improvement date” of houses variable which identifies the most recent date of major renovations
- Research and compile cost-effective methods, supplies, and materials for preventative and cosmetic maintenance
- Utilize Planning Area Neighborhood Association meetings and newsletters to periodically educate and promote the ideas identified above
- Diminish homeowner or neighborhood association obstacles to attractive and sustainable home renovations



Home in need of maintenance

<i>Timeline:</i>	Immediate and on-going
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	COSA Neighborhood Action, BCAD, Planning Area Neighborhood Associations, COSA Planning, COSA Housing & Community Development
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

5.1.2 Encourage participation in the City of San Antonio's Owner-Occupied Rehabilitation / Reconstruction Program

- Offered by COSA Neighborhood Action, the Owner-Occupied Rehabilitation/Reconstruction Program offers financial assistance for home renovations, including reconstruction if renovations are deemed economically unfeasible (Note: funds are limited and applications are accepted on a first-come, first-served basis for the entire city)
- Invite a COSA Neighborhood Action representative to speak at neighborhood association meetings regarding the program
- Survey the community to identify potential rehabilitation candidates and conduct outreach to owners

Timeline: Immediate and Ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Neighborhood Action, Planning Area Neighborhood Associations, Property Owners, COSA Housing & Community Development

Proposed Funding Sources: Minimal/Volunteer



Planning Area home undergoing renovation

5.1.3 Identify and rehabilitate dilapidated historic housing stock in the Planning Area

- Utilize the Age of Structures thematic map in this document to identify areas with clusters of aging or historic housing stock
- Coordinate with the COSA Planning's Historic Preservation Division for additional data
- Work with the Historic Preservation Division, the San Antonio Conservation Society, and/or additional non-profits in the area to identify strategies and funding opportunities for housing rehabilitation projects

Timeline: Mid (3-5 years)

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local Non-profit Housing Agencies, San Antonio Conservation Society, COSA Planning

Proposed Funding Sources: Grants

5.1.4 Diminish occurrences of commercial encroachment into residential areas

- Utilize the courtesy Planning Team zoning case notification letters to identify proposed commercial projects
- Use the Plan's Future Land Use Map to educate/inform potential commercial developers of preferred land uses
- Identify locations where plan encourages mixed use and advocate for this at Zoning Commission, Planning Commission, and City Council re-zoning procedures

Timeline: Immediate and Ongoing

Lead Partner: Plan Implementation Team

Proposed Partnerships: Housing and Neighborhoods Committee, Planning Area Neighborhood Associations

Proposed Funding Sources: Minimal/Volunteer

5.1.5 Encourage and facilitate the development of quality infill housing where appropriate

- Utilize existing land use map to identify potential infill housing sites
- Partner with area market rate developers who have already done recent infill housing projects and encourage them to do more
- Dialogue with area non-profit housing developers to identify appropriate types and locations of affordable infill housing

Timeline: Mid (3 - 5 years)

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local Non-profit Housing Developers and Market Rate Housing Developers

Proposed Funding Sources: Minimal/Volunteer



Infill housing in the Planning Area

Objective 5.2: Housing Design Standards and Certainty

Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development

Action Steps:

5.2.1 Ensure homeowner's compliance with existing deed restrictions

- Investigate and identify all current deed restrictions in the Planning Area and maintain a library for reference
- Utilize homeowner and neighborhood associations to ensure compliance with deed restrictions
- Utilize homeowner and neighborhood association newsletters to educate homeowners about common infractions

Timeline: Immediate and Ongoing
Lead Partner: Planning Area Homeowner and Neighborhood Associations
Proposed Partnerships: Housing and Neighborhoods Committee
Proposed Funding Sources: Minimal/Volunteer

5.2.2 Develop housing design guidelines

- Design guidelines can provide a baseline of voluntary standards for the preferred style and form of new development; the document can be shared with new developers or existing residents who want to rehabilitate or renovate existing housing
- Coordinate with COSA Planning's Neighborhood and Urban Design Division to identify and catalog primary or valued design characteristics, and create the design guidelines document, including illustrations

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: COSA Planning
Proposed Funding Sources: Minimal/Volunteer

5.2.3 Explore the possibility of creating a Neighborhood Conservation District (NCD) in the planning area

- Neighborhood Conservation Districts are zoning overlays which supplement existing zoning categories by adding elements related to housing design, building materials, height and massing, setbacks, etc. They do not control the use of the property, but rather the appearance. NCDs ensure that new development is consistent with the preferred qualities and characteristics of existing older neighborhoods.

- Coordinate with COSA Planning to identify preferred areas for designation and application procedure

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: COSA Planning, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer

5.2.4 Encourage mixed use development where appropriate

- Mixed use development integrates residential and commercial uses in the same structures and throughout the development of a site. When done appropriately, mixed use development adds value, minimizes automobile traffic, and enables people to live, work, shop, and recreate in the same geographic area.
- Identify locations where the plan encourages mixed use and advocate for this at Zoning Commission, Planning Commission, and City Council rezoning procedures

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Development Community, City of San Antonio
Proposed Funding Sources: Minimal/Volunteer



Example of mixed use development in another state

5.2.5 Promote the development of a Mixed Use Town Center off Jackson-Keller

- Utilize the Future Land Use Plan to advocate for the development of a comprehensive mixed use Town Center north of Lee H.S. between Jackson Keller and Olmos Creek
- Advocate for commercial development near Jackson-Keller, medium to high density uses toward Olmos Creek portion of the site, and the incorporation of green spaces throughout
- Ensure the development of this tract integrates with existing road networks and existing uses

Timeline: Long (over 5 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Development Community, Property Owners, City of San Antonio
Proposed Funding Sources: Minimal/Volunteer

Mixed Use Town Center Concepts

As discussed in Action Step 5.2.5, the aerials and photos below illustrate land use scenarios that support the full development of this site by integrating the existing uses with commercial and medium density land uses.



Objective 5.3: Homeownership

Promote an environment that diminishes obstacles to home ownership and plays a proactive role in ensuring the marketability and viability of existing housing stock in the face of changing community demographics

Action Steps:

5.3.1 Work with local financial institutions and non-profit housing developers to secure loans and grants that assist with homeownership

- Conduct outreach to key local financial institutions and non-profit housing providers
- Work with them to identify potential loans available to the community
- Help to advertise loans at neighborhood association meetings and neighborhood association newsletters

Timeline: Short (1 - 2 years)

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: Local Financial Institutions, Area Non-Profit Housing Providers, Planning Area Neighborhood Associations, COSA Housing & Community Development

Proposed Funding Sources: Minimal/Volunteer

5.3.2 Encourage participation in the City of San Antonio's Homebuyer's Club Program

- The Homebuyer's Club Program, administered by COSA Neighborhood Action, answers many questions of potential homebuyers related to financing, homeowner's insurance, and homeowner's rights. As part of the program homebuyer classes are held, guest speakers are invited, and credit counseling is also provided.
- Coordinate with COSA Neighborhood Action on securing participation in this program

Timeline: Immediate and Ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnership: COSA Neighborhood Action, COSA Housing & Community Development

Proposed Funding: Minimal/Volunteer

5.3.3 Encourage participation in the City of San Antonio's Homeownership Incentive Program (HIP)

- The HIP assists eligible persons who are buying a new or existing home within the City limits by helping them with the required down payment, closing costs, and prepaid interest through low interest loans. Qualification for the program is contingent upon multiple factors, including income and previous enrollment in the City of San Antonio Homebuyer's Club.

- Coordinate with the COSA Neighborhood Action to ensure participation in the program

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnership: COSA Neighborhood Action, COSA Housing & Community Development
Proposed Funding: Minimal/Volunteer

5.3.4 Identify and explore solutions to perceived tax appraisal issues

- Investigate Bexar County Appraisal District (BCAD) valuation process and invite representatives to speak to area neighborhood associations regarding this
- Identify and/or inventory most common complaints regarding process within the planning area and develop dialogue with local state representative or BCAD on potential solutions

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: BCAD, State Representative
Proposed Funding Sources: Minimal/Volunteer

5.3.5 Work with the real estate community to ensure community housing options are appropriately marketed and adequately sold

- Survey and create a list of local and area real estate agents
- Ensure local real estate agents are aware of the Greater Dellview Area Community Plan
- Invite local real estate agents to serve on Plan Implementation Committee and discuss marketing of the area housing stock

Timeline: Mid (3 - 5 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Local Real Estate Community
Proposed Funding Sources: Minimal/Volunteer

Goal 6: Neighborhood Appearance

Ensure neighborhood compliance with basic City codes and work toward the beautification of private and public spaces

Objective 6.1: Code Compliance

Promote proper maintenance of public and private spaces and work with the City of San Antonio Code Compliance Department to mitigate code compliance infractions that affect neighborhood appearance

Action Steps:

6.1.1 Participate in the Blue Card Notification program

- COSA Code Compliance offers a Blue Card Notification Program whereby neighborhood residents can send a friendly, yet formal, notification postcard requesting that fellow neighbors or property owners correct code compliance infractions in the spirit of community improvement. The program also includes a method for follow up with Code Compliance on the specific infrastructure being addressed.
- Have a representative from COSA Code Compliance Department come and speak to Planning Area Neighborhood Associations and/or the Plan Implementation Team regarding the Blue Card Notification
- Ensure that the following issues are addressed: junked vehicles, front and side yard parking, vacant and unmaintained lots, illegal dumping, outside storage

Timeline: Immediate and Ongoing

Lead Partner: Housing and Neighborhoods Committee

Proposed Partnerships: COSA Code Compliance, Planning Area Neighborhood Associations, Plan Implementation Team

Proposed Funding Sources: Minimal/Volunteer

6.1.2 Proactively address dilapidated and un-maintained apartment complexes

- Work with COSA Code Compliance to identify strategies for addressing property maintenance issues and code compliance infractions associated with dilapidated apartment complexes near Vance Jackson and Denton intersection

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: COSA Code Compliance, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer



*Apartments on Vance Jackson
needing maintenance*

6.1.3 Ensure proper maintenance of alley ways

- The City requires that alleys be maintained by the owners of the property abutting the alley
- Conduct a community survey, and/or coordinate with COSA Public Works to identify all official alleys in the planning area
- Include information in neighborhood association meetings and newsletters identifying proper protocol for alley maintenance

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Planning Area Neighborhood Associations, COSA Code Compliance, COSA Public Works
Proposed Funding Sources: Minimal/Volunteer

Objective 6.2: Neighborhood Beautification

Improve the appearance of area neighborhoods by promoting litter mitigation, area wide clean ups, landscaping, and tree planting

Action Steps:

6.2.1 Coordinate with the Alamo Forest Partnership on tree plantings

- Identify areas that could benefit from increased tree coverage
- Explore possibility of participation amongst members in the annual Arbor Day tree planting- free trees are given out
- Ensure Plan Implementation Team involvement in their annual Public Lands Education Day during which free trees are given away

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Alamo Forest Partnership
Proposed Funding Sources: Minimal/Volunteer



Tree planting at a community park

6.2.2 Coordinate with Keep San Antonio Beautiful on the acquisition and planting of trees and landscaping

- Explore possibility of utilizing a portion of the trees provided through their Relief Project grant funds
- Encourage the participation of planning area elementary schools in the Green Team Challenge, a competitive program that awards substantial money to local schools for landscaping projects in and around their campuses

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Keep San Antonio Beautiful, Planning Area Neighborhood Associations
Proposed Funding Sources: Relief Project grant money

6.2.3 Participate in Keep San Antonio Beautiful's Adopt-A-Spot Litter Control Program

- The Adopt-A-Spot program operates by having individuals, groups, schools, and businesses "adopt" certain parts of the City and having them clean the area of litter 4 times per year

- Identify corridors within the planning area that could benefit from this and coordinate with Keep San Antonio Beautiful to bring the program to a corridor

Timeline: Short (1 - 2 years)
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Keep San Antonio Beautiful
Proposed Funding Sources: Minimal/Volunteer

6.2.4 Participate in Keep San Antonio Beautiful's Dial-A-Trailer Program

- The Dial-A-Trailer program allows local non-profits to reserve one Saturday for the use of a 37 cubic yard capacity trash truck to remove larger items like old sofas or brush from the premises
- Identify and prioritize preferred locations in the planning area for this service and have them coordinate with Keep San Antonio Beautiful to accomplish clean up

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partnerships: Keep San Antonio Beautiful, Planning Area Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer



Dial-A-Trailer Program

6.2.5 Participate in the City of San Antonio's Neighborhood Sweep Program

- The Neighborhood Sweep Program offers geographically concentrated and coordinated City services twice in each council district every fiscal year. The program operates on a first come, first serve basis. Examples of services offered include street sweeping, brush pick up, and graffiti abatement.
- Coordinate with COSA Neighborhood Action concerning program requirements, and application scheduling

Timeline: Immediate and Ongoing
Lead Partner: Housing and Neighborhoods Committee
Proposed Partner: COSA Neighborhood Action, Neighborhood Associations
Proposed Funding Sources: Minimal/Volunteer



Neighborhood Sweep in action in the Northwest Los Angeles Height neighborhood

Goal 7: Neighborhood Associations

Form, organize, and develop the skills and effectiveness of area neighborhood associations to promote the betterment of the community and to encourage cooperation and community problem solving

Objective 7.1: Formation and Organization

Promote the full formation and organization of neighborhood associations throughout the planning area

Action Steps:

7.1.1 Re-invigorate or reform the North Central Neighborhood Coalition

- Identify past key constituency and provide additional outreach to re-invigorate interest in the association
- Create new, or newly organized, by-laws
- Adopt new officers
- Explore possibility of forming two associations on either side of Union Pacific railroad tracks if needed

Timeline:

Immediate and Ongoing

Lead Partner:

Housing and Neighborhoods Committee

Proposed Partnerships:

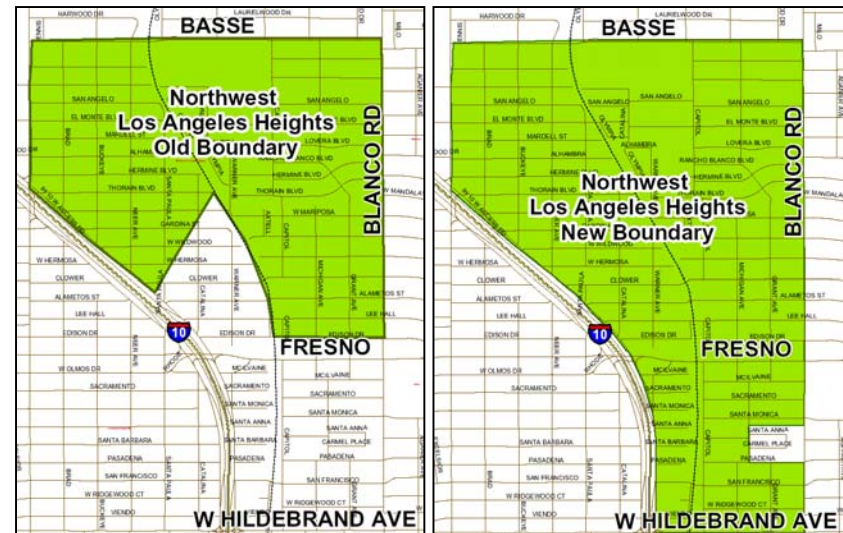
Past North Central Neighborhood Coalition members

Proposed Funding Sources:

Minimal/Volunteer

7.1.2 Formalize the expansion of the Northwest Los Angeles Heights Neighborhood Association

- Submit a Neighborhood Association Registration Update form and new boundaries to COSA Planning
- Canvass the new area with neighborhood association mail outs to solicit participation
- Provide person to person outreach to newly represented area



- Hold a special meeting to welcome and inform residents of the presence of Northwest Los Angeles Heights

<i>Timeline:</i>	Immediate
<i>Lead Partner:</i>	Northwest Los Angeles Heights Neighborhood Association Officers
<i>Proposed Partnerships:</i>	COSA Planning
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

Objective 7.2: Capacity and Effectiveness

Continue to develop the knowledge, skills, and effectiveness of area neighborhood associations by routine training and leadership development

Action Steps:

7.2.1 Take advantage of on-going services and programs sponsored by the Neighborhood Resource Center (NRC)

- The NRC is a local non-profit that promotes the formation, and on-going development of neighborhood associations, by providing services and programs that address learning and capacity building needs
- Participate in the annual Neighborhood Conference held in June and sponsored by the NRC
- Investigate and take advantage of the technical resources available at the NRC store
- Nominate local neighborhood association members for participation in the annual Neighborhood Leadership Development Program sponsored by the NRC
- Secure a Plan Implementation Team subscription to the *The Resource*, a hardcopy, and e-mail list serve newsletter regarding upcoming NRC workshops and events

<i>Timeline:</i>	Immediate and Ongoing
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	Neighborhood Resource Center
<i>Proposed Funding Sources:</i>	Minimal/Volunteer

7.2.2 Encourage participation in the Enterprise Foundation's Community Leadership Institute

- The Enterprise Foundation sponsors an annual Community Leadership Institute (CLI) whereby it selects up to 25 neighborhood representatives each year for an intensive lesson plan and project over a six-month period. The CLI ultimately builds the skills and motivation of participants to affect change in their community

- Coordinate with the City of San Antonio Planning Department or directly with the Enterprise Foundation concerning upcoming dates, scheduling, and nomination process for the CLI

<i>Timeline:</i>	Short (1 - 2 years)
<i>Lead Partner:</i>	Housing and Neighborhoods Committee
<i>Proposed Partnerships:</i>	Enterprise Foundation, COSA Planning
<i>Proposed Funding Sources:</i>	Minimal/Volunteer